

County of Loudoun
Department of Planning
MEMORANDUM

DATE: May 10, 2010

| | | | |
|------------|---------------------------------------|-------------------|--------|
| TO: | Building and Development, ERT | William Marsh | MS 60 |
| | Building and Development, Zoning | Marilee Seigfried | MS 60 |
| | Fire, Rescue & Emergency Services | Maria Taylor (3) | MS 61 |
| | General Services | Randy Williford | MS 48 |
| | Health Services, Environmental | Alan Brewer | MS 68 |
| | Loudoun County Sanitation Authority | Julie Atwell | MS 00B |
| | Office of Solid Waste | Monica Gorman | MS 64 |
| | Office of Transportation Services | Terri Smithson | MS 69 |
| | Planning, CIO | Miguel Salinas | MS 62 |
| | Planning, Comprehensive | Cindy Keegan | MS 62 |
| | Virginia Department of Transportation | Tom VanPoole (3) | MS 00 |
| | Board of Supervisors | Stevens Miller | MS 01 |
| | Planning Commission | Cliff Keirce | MS 62 |

FROM: Marchant Schneider, Project Manager

RE: **SPEX 2010-0010**
Broad Run Contracting – Dulles Trade Center West Lot 12

COMMENT

DUE DATE: **June 9, 2010**
(Note: Please provide referral comments, one paper copy as well as one electronic copy to Marchant.Schneider@loudoun.gov by the due date. If you have any questions, please contact me at 703-771-5669.)

Please find the enclosed information for your review: **(Bolded Items – Please see LMIS Documents, no hard copy provided)**

1. Information Sheet
2. Statement of Justification dated February 25, 2010
3. **USACE Memo dated December 15, 2006, and Revised Wetland Delineation by Acorn Environmental Dated November 15, 2006.**
4. **Phase I Archaeological Survey dated June 2006**
5. Traffic Impact Study dated March 17, 2010
6. Traffic Checklist dated May 4, 2010
7. Special Exception plat dated February 2010
8. Elevations revised through March 23, 2009

SPEX 2010-0010
Broad Run Contracting – Dulles Trade Center West Lot 12

APPLICANT: Broad Run Contracting
Blair Hansen
PO Box 1550
Ashburn VA 20146
703-433-2000
blair@broadruncontracting.com

OWNER: Same as Applicant

REPRESENTATIVE: Dewberry
Dave Boeing
1503 Edwards Ferry Road #200
Leesburg VA 20176
703-771-8004
dboeing@dewberry.com

PROPOSAL: A Special Exception to permit the storage of empty solid waste vehicles and containers pursuant to Section 4-604 (TT) of the Revised 1993 Zoning Ordinance.

PROPERTY LOCATION: West side of Trade West Drive, north of the intersection with Evergreen Mills Road.

TAX MAP/PARCEL: Tax Map— 101///7///12/ MCPI— 162-47-0244-000

CURRENT ZONING: PD-GI

PROPOSED NON-RESIDENTIAL FLOOR AREA: 28,508 square feet

SURROUNDING ZONING/LAND USE/USE:

| | | | |
|--------------|------|------------|---------------|
| NORTH | PDGI | Industrial | Vacant |
| SOUTH | PDGI | Industrial | Vacant |
| EAST | PDGI | Industrial | Vacant |
| WEST | RC | Industrial | Single Family |

ELECTION DISTRICT: Dulles